

044.A

0007

0074.1

Map

Block

Lot

1 of 1
CARDCondominium
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
864,300 / 864,300
864,300 / 864,300
864,300 / 864,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
74		PARK ST, ARLINGTON

OWNERSHIP	Unit #:	1
Owner 1: DONOVAN JOHN W & MACHO MATT C		
Owner 2:		
Owner 3:		

Street 1: 74 PARK ST UNIT 1	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER	
Owner 1: ROTHFUCHS DEVELOPMENT INC -	
Owner 2: -	
Street 1: 17 THOREAU RD	
Twn/City: LEXINGTON	
St/Prov: MA	Cntry:
Postal: 02420	

NARRATIVE DESCRIPTION	
This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2007, having primarily Clapboard Exterior and 2831 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R2	TWO FAMIL	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D				Topo	1	Level	
s				Street			
t				Gas:			

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8025												G10				

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	864,300			864,300		310459
							GIS Ref
							GIS Ref
							Insp Date
							05/31/18



Patriot Properties Inc.

!15641!

USER DEFINED

Prior Id # 1:	31664
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Last Rev Date:	
Date:	
Time:	
12/30/21	21:06:25
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	864,300	0	.	864,300		Year end	12/23/2021	
2021	102	FV	848,900	0	.	848,900		Year End Roll	12/10/2020	
2020	102	FV	833,500	0	.	833,500		Year End Roll	12/18/2019	
2019	102	FV	812,700	0	.	812,700		Year End Roll	1/3/2019	
2018	102	FV	737,900	0	.	737,900		Year End Roll	12/20/2017	
2017	102	FV	660,000	0	.	660,000		Year End Roll	1/3/2017	
2016	102	FV	660,000	0	.	660,000		Year End	1/4/2016	
2015	102	FV	607,100	0	.	607,100		Year End Roll	12/11/2014	

SALES INFORMATION

TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date
ROTHFUCHS DEVEL	51268-448	8/4/2008	
			650,000
		No	No

BUILDING PERMITS												ACTIVITY INFORMATION												
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name												
10/7/2009	951	Manual	17,425						5/31/2018	Measured	DGM	D Mann												
4/4/2007	211	New Buil	310,000			G9	GR FY09	DUPLEX TOWNHOMES	1/13/2009	NEW CONDO	BR	B Rossignol												
									12/3/2008	MLS	MM	Mary M												

Sign: VERIFICATION OF VISIT NOT DATA

____/____/____

